



OFFERS OVER

£45,000

Main Street

Renton, Dumbarton, G82 4PR

PROPERTY SUMMARY

A charming main door one bedroom ground floor flat, forming part of a traditional sandstone building offering compact yet well presented accommodation ideal for a first time buyer or investor seeking a low maintenance home in a convenient location.

The property is accessed via a communal shared entrance with freshly painted white stonework leading to the flat's own distinctive red main door, creating a neat and welcoming approach. The layout comprises a welcoming entrance leading to an open plan living room with kitchen area featuring sleek gloss cabinetry, worktop surface with sink and mixer tap, splashback tiling, slim electric ceramic hob and integrated fridge included. The space accommodates both seating and dining area, enhanced by high ceilings and large front facing windows that flood the room with natural light and complimented with modern contemporary flooring.

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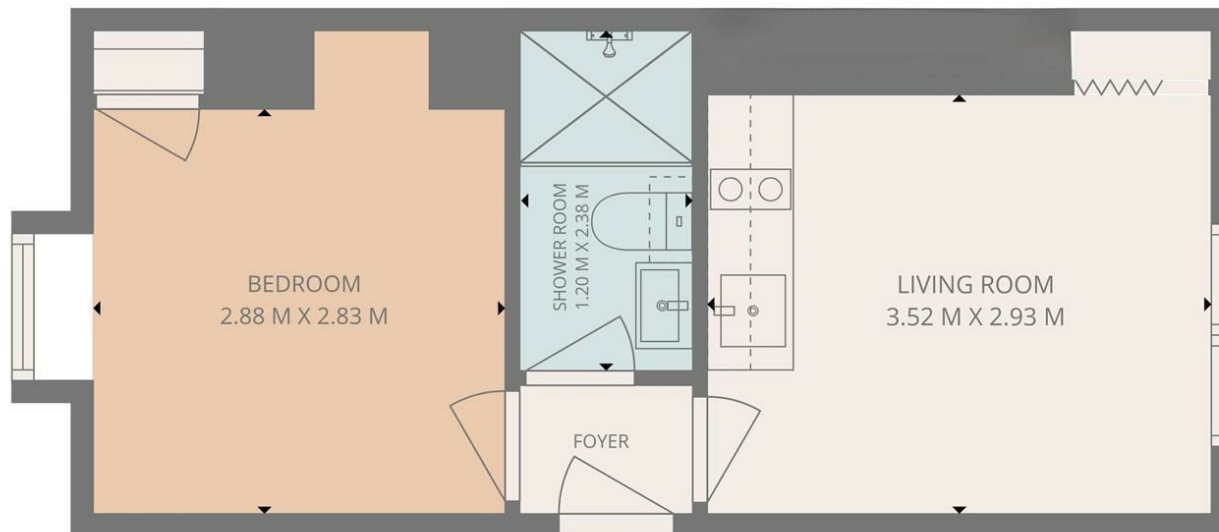
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TOTAL: 25 m²
1st floor: 25 m²
EXCLUDED AREAS: BAY WINDOW: 1 m², WALLS: 4 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HAXTON
PROPERTY

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